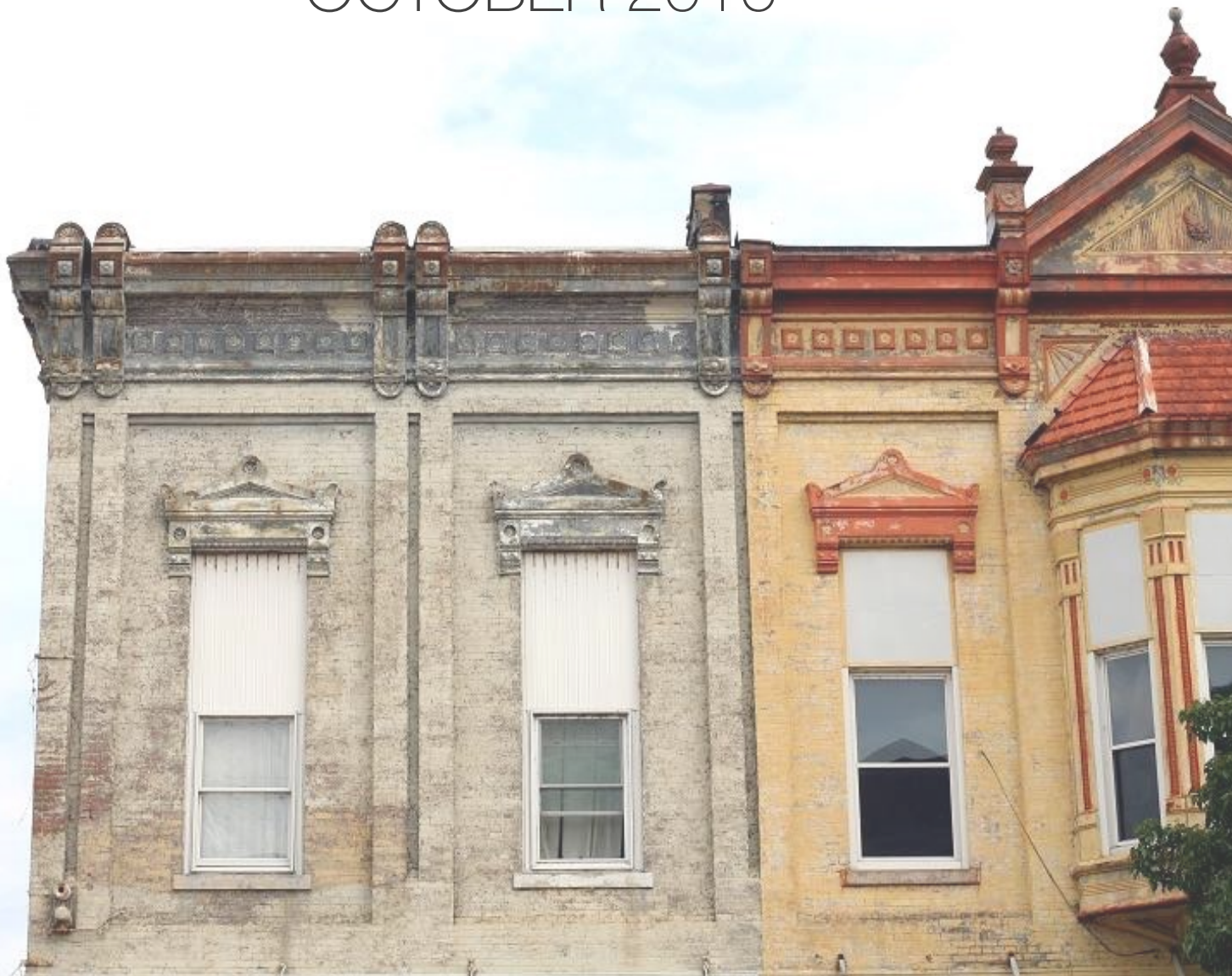


CITY OF HAVANA

SITE VISIT & REAL ESTATE REPORT

OCTOBER 2016



Prepared by:

353 COURT, LLC
DOWNTOWN REDEVELOPMENT

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EXECUTIVE SUMMARY

DOWNTOWN HAVANA SITE VISIT & REAL ESTATE REPORT

The objective of the Site Visit & Real Estate Report is to provide the City of Havana with an outside analysis of observations as it relates to the buildings, businesses and branding within the downtown district. It also aims to provide City staff and district stakeholders with viable recommendations for stabilization and growth in the short term by determining what is missing, preparation that is needed to take place and how to position for a sustainable long-term level of success.

In this context, the purpose of the Site Visit & Real Estate Report is to:

- Evaluate the current conditions of a designated geographical area within the downtown district.
- Build on the assets that currently exist and find new ways to position downtown for long-term success.
- Develop a series of recommendations to enhance existing business and improve future downtown redevelopment opportunity.

BACKGROUND

353 Court LLC was engaged by the City of Havana staff and Mayor Stadsholt in the spring of 2016, to better understand their downtown building inventory and to survey business owners as a way to gain knowledge of how to serve their merchants more effectively.

The Havana City Council approved the work contained within this report at the Special Meeting held on August 25, 2016.

APPROACH

Site visits to evaluate building conditions were made during the the analysis period and 20 interviews were conducted with downtown property owners, business operators and community stakeholders.

The summary of recommendations for buildings within the district are based on aerial inspection of the roof conditions, exterior visual examinations and site visits. Additional background information to guide the Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis was noted during individual interview sessions.

FINDINGS

Several reoccurring themes were uncovered during this period. In order to articulate and organize the findings in an efficient way, the following categories of buildings, businesses and branding were established and consistently used throughout the body of this report.

Overall, the report indicates that there is significant positive activity occurring in downtown Havana, however, there is an opportunity to be more strategic regarding its allocated funding to achieve higher levels of vibrancy within the district.

RECOMMENDATIONS

The team's recommendations focus on taking a strategically balanced approach that the City staff, council and local stakeholders can collectively act upon by utilizing no less than \$500,000 in annual Tax Increment Financing (TIF) funds that are specifically allocated to the downtown district for revitalization strategy, building stabilization, marketing and other associated costs to improving the area.

The outcomes will be best achieved by the dedicated funding percentage amounts and programs listed below:

Buildings - 65%

Downtown Building Stabilization Program, Storefront Improvement Program, Upper Story Living Grant

Businesses - 20%

Small Business Coaching & Consultations, Downtown Tech Grants

Branding - 15%

Downtown Havana Branding Suite, Civic Placemaking Grants, Downtown Event Series

OBSERVATIONS

FROM THE STREET LEVEL

DOWNTOWN TODAY

Downtown districts in rural communities across America have faced similar challenges in the evolution from their historical significance as central gathering places and hubs of commerce to areas lacking adequate reinvestment and are currently require a very deliberate and coordinated strategy to reap the benefits they once produced.

After gradual shifts in consumer preferences, real estate development trends, and prolonged periods of deferred maintenance - many downtowns have been altered dramatically. The conditions seen in present day Havana mirror similar patterns found in communities across the nation.

The 353 Court LLC team quickly observed that there was once a strong atmosphere of entrepreneurship exhibited in this area and that there is still a great amount of historic heritage, community pride and local culture present today.

BOUNDARIES

The study area is noted on the following page with red lines is bordered on the north by Market St., the east by Plum St., the south by the alley behind Main St., and to the west by part of Orange St. and Schrader St.

The boundaries were selected at the advisement of the City of Havana staff and

city council. Due to the restraints of this study, observations made outside of the boundaries and pertaining to the nearby neighborhoods, riverfront, and region are limited in scope.

HIGHLIGHTS

Despite challenging economic times nationally for small businesses, the stakeholders in downtown Havana are very resilient and remain optimistic.

During more than 20 property owner and business operator interviews, the team met with long-standing businesses as well as those who had just started up within the last 2 years. The eclectic mix of local offerings, pre-existing destination purchase activity and signs of redevelopment are encouraging for a historic business district.

COMMON SIGHTS

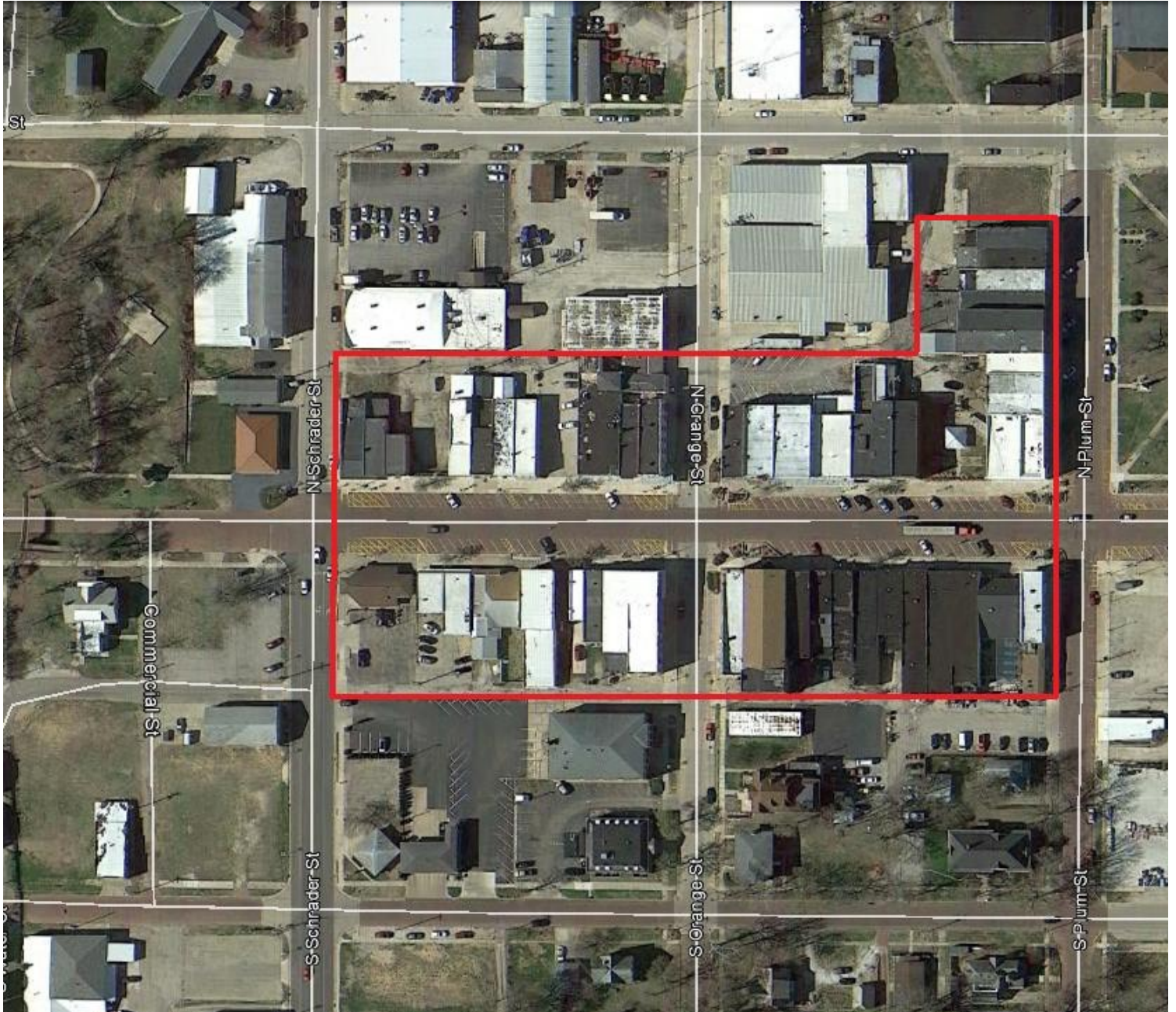
The observations contained in this report were made by the team during weekly visits during September and October.

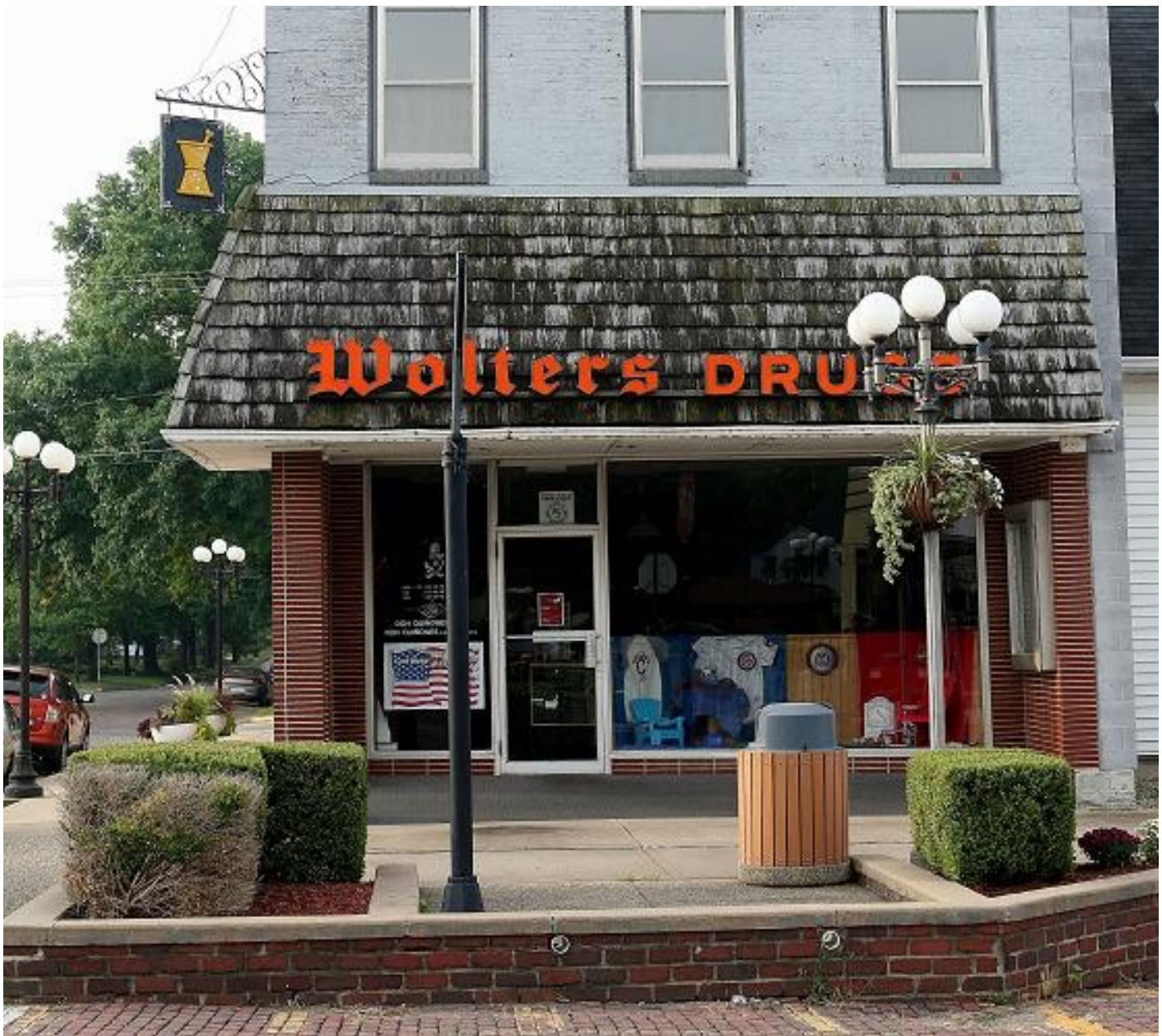
The following categories are used to organize the common sights observed in the downtown district:

- Buildings
- Businesses
- Branding

BOUNDARIES

STUDY AREA





BUILDINGS

ROOFING, STRUCTURAL, FACADE & INTERIOR CONDITIONS

Buildings are at the core of any historic downtown districts legacy. Over the recent decades, a renewed importance has been placed on revitalizing structures that have fallen into disrepair in both major metropolitan areas and rural communities of Main Street America. Without a dedication to structural preservation, many rehabilitation activities only last a short period of time and face a fragile future lacking continued re-investment.

Through a detailed observation and analysis, the team has recognized that there are many areas in need of attention. A variety of these issues are documented within this report and can be found under Building Conditions in the Appendix section. It is imperative to start by addressing the roofs, masonry, windows and doors, the interior conditions and mechanical systems of the buildings to adequately ensure the long-term viability of the remaining buildings in downtown.



BUSINESSES

STOREFRONT EXPERIENCE

An often overlooked aspect of downtown districts that are lacking a vibrant atmosphere is the storefront experience which shapes perception and economic behavior of an area. In the case of downtown Havana, numerous storefronts have windows, doors and vinyl siding treatments intended for residential housing units. Also of note are the several businesses with deteriorating awnings and exterior signage that is not suited for historic buildings. Where a window display exists, much of what is showcased is dated, faded or exhibits an unsanitary condition.

As a result, these factors send a mixed message to current clientele, visitors and does often act as a deterrent for many would-be consumers to enter a business. Due to these subtle intricacies, if a business does receive a patron, it will usually have to work harder to over-compensate for the first impression of experience.



BRANDING

AESTHETICS, IDENTITY & PROMOTION

Memorable downtown districts are acknowledged for having a “sense of place” which have a strong identity or character felt by local residents and visitors. This is an attracting force that pulls people to a designated area by using deliberate attempts to trigger sensory perceptions. These can be things like a certain aesthetic of how the buildings look, a feel or texture of the streets, a smell of diverse restaurants, or a set of unforgettable sounds from events taking place within the downtown setting.

It is indiscernible as to whether one can easily identify any features of downtown Havana. While there have been some prior investments made in maintaining brick streets, landscaping, facade improvements and light posts within 2-blocks, it lacks a draw beyond its radius. Additionally, details to command the attention to let one know that this area is special are limited. Visitors to the area may not receive the full experience or may become disoriented of where points of interest are located. This leads to infrequent trips and loss of stay power.

BUSINESS MIX

DIRECTORY OF BUSINESSES DOWNTOWN & SURROUNDING

SHOPPING

Gifts & Specialty Items:

Allison's Gift Shop
Gifts From The Heart
Havana Outdoors
Havana Antique Emporium
Little Bit of Everything Candy
Ma's Got'a Notion
Neverending Story

Grocery & Goods:

Dollar General

Resale & Thrift Stores:

The Hope Chest

Home & Furnishings:

Redmond's Furniture & Floor
Stephens Furniture & Floor

DINING

Restaurants:

Babe's
Chinatown
Grandpa's
Lunchbox Cafe
Town House
Trixie's Primitive & Cafe

Taverns:

Pat's Tap
Stag Tap

ENTERTAINMENT

Venues:

Lawford Theater

Banquet Facilities:

Occasions
The Main Room

SERVICES

Accounting & Tax:

Angell Accounting
H&R Block

Attorneys & Legal:

Charles K. Smith Attorney at Law
Knipple & Lindner
Perbix & Morgan
Roger B. Thomson Law Offices

Banking, Financial, Insurance & Real Estate:

Edward Jones
Havana National Bank
Max Thompson – State Farm
River's Edge Realty
Snedecker Risk Management
Triumph Community Bank

Barbershops, Hair Salons, Nails & Tanning:

Finally Mine Hair Design
Headquarters Barbershop
LB Salon & Spa
Salon 300
Todd's Barbershop

Child Care:

Apple Ducklings Preschool

Employment:

Career Link

Funeral Home:

Hurley Funeral Home

Healthcare:

Bleem Family Chiropractic
Roberts Chiropractic
Stinauer Family Dentistry

Home & Garden:

Ace Hardware

Media:

Mason County Democrat

Pharmacy:

Wolter's Drug Store

Specialty:

Havana Printing

Telecommunications:

Verizon Wireless

CHURCHES

Places of Worship:

Central Christian Church
First United Methodist Church
St. Paul's Lutheran Church

ORGANIZATIONS

Agencies, Service Groups & Nonprofits:

Masonic Temple
Havana Area Chamber of Commerce
Riverside Club
Veterans of Foreign Wars

GOVERNMENT

City of Havana
Illinois Dept. of Human Services
Havana Police & Fire Department
Havana Public Library
Mason County Courthouse
Mason County Sheriff's Office
United States Post Office

S.W.O.T. ANALYSIS

STRENGTHS

A pleasant surprise upon arriving to downtown Havana was the amount of new activity present. Recent openings of 3 businesses, expressed interest from 1 existing business to relocate and the expansion of an existing business are promising characteristics that downtown still has the ability to draw entrepreneurial energy.

The team conducted 20 stakeholder interviews with property owners and business operators to gauge their interest in redevelopment activities, increased programming and added services in downtown. An overwhelmingly positive response was received by the team regarding the desire to stay in downtown and to engage in assistance if offered. The current mix of business operators include a range of new startups and long-standing small businesses. This diversity of business makeup allows for a generational transition and aid in attracting talent within the district.

Several recent investments in buildings have been made by both public and private sources of funding. This pre-existing condition ensures certain expectations can be met and an established working order to continue with strategic planning efforts.

WEAKNESSES

During the site visits, the team noticed an overall lack of vibrancy during standard business hours and in the early evening. The vast amount of in-town traffic bypasses the downtown altogether with activity contained to Dearborn St. and Laurel Ave. Re-routing traffic patterns has affected the former historic center of commerce. The respective traffic counts are a daily average of 1,875 cars on Main St., 7,225 on Dearborn St., and 5,100 on Laurel Ave. This was also noted by business owners.

As a result of the reduction of encounters to the downtown district, the business community has had to work harder than ever before to gain local attention and attract visitors to the area. Absent a real power of place or high connectivity to areas like the riverfront could continue to mean that people will seldomly interact with downtown.

The compliance to building code and adherence to a common set of commercial design standards has been lax. Without intervention to remedy these issues, this situation may continue to send a mixed message to property owners and also to visitors entering the district.

OPPORTUNITIES

The majority of business owners surveyed indicated that a significant share of their sales currently come from out-of-town visitors to the area. This suggests a few tourism-based solutions and highlights strong existing destination activity potential of the businesses, the downtown and surrounding areas. An increased coordination of regional activities and events with the added collaboration of key stakeholders can potentially drive more traffic to downtown while increasing the economics of existing businesses.

Downtown living is a vital component to commercial activity, provides housing variety and adds “eyes on the street” component of security to the district. National real estate trends documented by the National Association of Realtors indicates a strong demand for living options in compact, walkable downtown districts. There are 11 buildings in the study which present an upper-story living opportunity and a true live, work, play experience.

A large opportunity exists to take corrective action and stabilize buildings and improve storefronts by utilizing Tax Increment Financing (TIF) allocated funding. According to city staff, the City of Havana receives an annual amount greater than \$700,000 in funding via property taxes. The 6-year high of these funds occurred in 2011 837,912, while the 6-year low of \$728,523 was received in 2016. Utilizing an amount of no less than \$500,000 per annum for targeted activities would greatly improve the area. A cost-sharing model can leverage existing funds while introducing new private money into the district.

THREATS

The appearance of blighted buildings on every block in downtown Havana poses a threat to current economic activity as well as future efforts to attract new consumers and businesses seeking to open. Currently, there is approximately one third of properties within the study area which are exhibiting common signs of blight.

Well-merchandised window displays and active storefronts entice passersby to enter into a business. However, when a person who is driving past or walking along the sidewalk perceives an appearance of emptiness or blight, they are less likely to engage. Inactive or vacant storefronts comprise 26% of the business opportunities in the downtown district.

Between 26-31% of buildings within the study area are in a detrimental condition to commerce and tourism to the downtown district. Without immediate attention or targeted investment, more than 10% of buildings poses all factors of blight, inactive space and upper-story living opportunities may be lost at some point in the future due to deferred maintenance or a persistent state of disrepair.

PREPPING DOWNTOWN

HOURS, EVENTS & EXPERIENCES

TODAY, TOMORROW & BEYOND

In order to accommodate more people in downtown Havana, we must first address if the district is ready to do so. That is to say, if we immediately flipped the switch to attract more visitors and attain more business activity, would downtown be capable of handling it in its current state?

Setting the right tone and meeting the expectations that downtown is a special place takes a deliberate and concerted effort among all of its stakeholders.

Prepping the downtown to do so includes strategies to activate space during coordinated hours, programming events to increase business awareness and leaving the visitors of downtown with a positively identifiable experience that makes them want to return.

HOURS

Current hours of operation are inconsistent with activating space during weeknights and weekends when visitors to the area are more likely to be present. Creating a unified schedule between retail and restaurants sets an established period when businesses are more likely to be prepared and consumers can participate.

EVENTS

By programming events in downtown or nearby areas that are tailored to certain businesses, it will continue to build the “*Downtown Havana*” brand while also increasing awareness and capacity of the designated business. Additional ways to induce traffic during set days and hours on a weekly basis such as dining promotions, sidewalk sales, outdoor leisure and recreation outings and street festivals.

EXPERIENCES

A downtown that creates a positive memorable experience has a greater chance of attracting new and returning visitors to the district. Additionally, downtown districts with adequate accommodations and amenities will create an all-inclusive experience that offers everything someone is looking for in one place. Visitor-friendly improvements made in hospitality, technology upgrades and streamlined offerings will ensure a more competitive future while bolstering current operations.

WHAT'S MISSING?

THIRD PLACES, ENTERTAINMENT, TEMPORARY USES, INTERACTIVE SPACES & PLACEMAKING

VACANT TO VIBRANT

During the discovery phase of this study, the team concluded that although downtown Havana is attracting new and returning economic activity, there is still an opportunity to increase more attractions and amenities to distinguish it as a competitive regional destination.

Below are aspects of what is currently missing and suggested additions to enhance the vibrancy and promote a greater sense of place.

THIRD PLACES

Vibrant downtown environments contain a healthy mix of third places, which differ from primary residence or secondary work place as they are more social in nature and encourage people to linger for extended durations. Existing needs in Havana could include a local coffeeshop, art lounge and food market.

ENTERTAINMENT

To provide memorable active experiences, it is encouraged to have enough entertainment for residents and visitors on nights and weekends. Local examples in downtown would be a movie theater, pool hall, comedy club and live music venue.

TEMPORARY USES

As a majority of people engaging downtown are likely to be tourists, offering amenities on a temporary basis can help drive activity to specific locations. One of the highest interaction points in the riverfront and marina area. By making golf carts available, visitors by boat or recreational vehicle can travel up towards downtown. Similarly, offering rental canoes, kayaks, boats and bikes could facilitate more leisure activities.

INTERACTIVE SPACES

Similar to third places, entertainment and temporary uses, interactive spaces are about creating a user experience. There is a perceived need for spaces that are educational and hands-on. These types of facilities would include a makerspace, media lab, collaborative working space and a dedicated art center.

PLACEMAKING

Placemaking features capitalize on what already makes downtown Havana unique and instills community pride by using design elements to heighten user experience. Art installations by local artists can enhance visual aesthetics of the area. Incorporating sustainable building materials to wayfinding signage, benches and waste receptacles links the natural environment to the built environment.

PURCHASING PATTERNS

ACTIVITIES OF CONSUMERS

DESTINATION RETAIL

Allison's Gift Shop
Gifts From The Heart
Havana Outdoors
Havana Antique Emporium
Ma's Got'a Notion

DESTINATION ACTIVITIES

Lawford Theater
Occasions
The Main Room

REGIONAL ATTRACTIONS

Emiquon National Wildlife Refuge
Dickson Mounds
Havana Nature Center
Riverfront RV Park
Tall Timbers Marina
The Paddlewheel
Evening Star Camping
Central Illinois Dragway
Havana Regional Airport

LODGING

Red Lion Motor Lodge
Sycamore Motor Lodge

WEEKLY RETAIL

Ace Hardware
Dollar General
Little Bit of Everything Candy
Neverending Story
The Hope Chest
Redmond's Furniture & Floor
Stephens Furniture & Floor
Wolter's Drug Store

WEEKLY FOOD & DRINK

Babe's
Chinatown
Grandpa's
Lunchbox Cafe
Town House
Trixie's Primitive & Cafe
Pat's Tap
Stag Tap

WEEKLY SERVICES

Apple Ducklings Preschool
Finally Mine Hair Design
Headquarters Barbershop
LB Salon & Spa
Salon 300
Todd's Barbershop
Bleem Family Chiropractic
Roberts Chiropractic
Stinauer Family Dentistry
Havana National Bank
Triumph Community Bank
Havana Printing
City of Havana
Havana Police & Fire Department
United States Post Office
Mason County Courthouse
Mason County Sheriff's Office

ANNUAL SERVICES

Angell Accounting
H&R Block
Edward Jones
Max Thompson – State Farm
River's Edge Realty
Snedecker Risk Management
Charles K. Smith Attorney at Law
Knupple & Lindner
Perbix & Morgan
Roger B. Thomson Law Offices
Career Link
Hurley Funeral Home
Verizon Wireless
Mason County Democrat
Illinois Dept. of Human Services

COMMUNITY ACTIVITIES

Central Christian Church
First United Methodist Church
St. Paul's Lutheran Church
Masonic Temple
Havana Area Chamber of
Commerce
Riverside Club
Veterans of Foreign Wars
Havana Public Library

HOW DO YOU GET THERE?

RECOMMENDATIONS FOR BUILDINGS, BUSINESSES & BRANDING

The past has left present day downtown Havana with a great starting point in its preservation efforts revitalization strategies. As stewards of this community asset, the property owners and business operators share responsibility to carry on the legacy to ensure its future success. Fortunately, the city staff and city council have a desire to preserve, maintain and enhance the historic downtown business district.

Given the abundance of natural resources, cultural heritage and eclectic mixture of small businesses, downtown Havana has every opportunity to strengthen its power of place to draw in new visitors and regular reoccurring activity. Leveraging existing efforts, amenities and incentives will reduce redundant activities and shorten the time needed to get to the level of vibrancy in the district.

The following three categories are used to organize the recommendations for the downtown district:

- Buildings
- Businesses
- Branding

BUILDINGS

The issues observed in the buildings are problems that are not self-correcting. Given the recent observations, more intervention is necessary in building stabilization. Hence going forward, there is an urgent need to develop and implement downtown design guidelines, building maintenance and repairs standards strategies.

To begin to effectively address stabilizing the buildings themselves, the roof and exterior envelope must be weatherproofed. Proper sealants around exposed openings and repairs to mortar must be made simultaneously to ensure future structural integrity. This is the first line of defense which protects any future interior improvements and solidifies investments made to individual properties. Installation of commercial windows and doors are also included in this aggressive initial phase. At minimum, any building improvements made in downtown should include commercial-grade, energy-efficient storefronts, as well as a structural assessment and necessary structural stabilization.

Improvements to the building facade which include signage, awnings and accessories should be considered secondary to shoring up the structural condition of the building. However, as it is still much needed, a program to aid merchants in improving their storefront experience will increase the sense of place recommendations in downtown branding efforts.

As the demand for upper-story living downtown increases, a set aside matching grant for interior improvements should be made to incentivize rehabilitation of upper-story units. Defining what work qualifies under these programs will be outlined in separate guidelines created by city staff and will also need to be in compliance with new standards.

Recommendations:

Downtown Building Stabilization Program

Storefront Improvement Program

Upper Story Living Program

Funding:

Utilize existing Tax Increment Financing (TIF) funding at a percentage equal to or greater than 65% in the first year. Subsequent years should require and receive less of a percentage of total funding.

BUSINESSES

The businesses that occupy downtown Havana should not be overlooked during the conversation of building stabilization programs and revitalization strategies. By working together with the stakeholders of this area, it will not only create a positive working environment, but one that has a sustainable future after the TIF expiration.

It is important to support and retain existing business as well as position downtown to attract new entrepreneurs. By taking steps to increase the capacity of individual business owners through entrepreneurial coaching, mentoring and succession planning, the district collectively becomes much stronger. Watering the seeds that are already present will ultimately help the brand of *Downtown Havana* grow and connect beyond the region.

Recommendations:

Small Business Coaching & Consultations

Downtown Tech Grants

Funding:

Utilize existing Tax Increment Financing (TIF) funding at a percentage equal to or greater than 20% in the first year. Subsequent years should receive a similar rate of funding.

BRANDING

Havana's historic business district is adorned with wonderful architecture and located in a beautiful, natural setting. Telling the story of *Downtown Havana* while also sharing the activities and events happening with an audience outside of the region is vital for gaining the level of attention needed to drive traffic to the local businesses and the general area.

Clearly delineating the area's attractions and amenities in a branded fashion will enhance the identity of the district as a viable place to attend. Pursuing a cooperative branding strategy that is inclusive of the district is suggested in order to promote the entire area at a lower cost level building the brand.

A suggested first step would be to create a branding suite of items such as an interactive website, district map, downtown guidebook and other print marketing collateral to begin ushering in a new phase of downtown shared identity. In tandem with branded materials is the launch of placemaking efforts to enhance the district with artistic and creative touches. In addition, executing a series of events that are specifically targeted to draw people in at coordinated times throughout the upcoming months.

Recommendations:

- Downtown Havana Branding Suite
- Civic Placemaking Grants
- Downtown Event Series

Funding:

Utilize existing Tax Increment Financing (TIF) funding at a percentage equal to or greater than 15% in the first year. Subsequent years should receive an increased rate of funding.

APPENDIX

PROPERTY OWNERSHIP AND CONDITION ASSESSMENT

SUMMARY OF BUILDING INVENTORY

Information includes physical property address, occupancy, parcel number, zoning, 5-year tax valuation and 10-year sales data.



120-122 N. PLUM

VACANT

PROPERTY INFORMATION

PIN #	09-01-220-012	09-01-220-011
Year Built:	N/A	
Square Feet:	N/A	
Stories:	2	
Ownership:	HARRY J TARVIN	ERIC D COLLINS
Zoning:	Commercial	

	2011	2012	2013	2014	2015
Taxes	\$579.57	\$598.41	\$603.28	\$600.28	\$622.54
Valuation	\$5,010.00	\$5,010.00	\$5,010.00	\$4,925.00	\$4,873.00
Taxes	\$829.10	\$856.02	\$863.08	\$858.66	\$890.58
Valuation	\$7,167.00	\$7,167.00	\$7,167.00	\$7,045.00	\$6,971.00

	Date	Price
Last Sale		

BUILDING CONDITION





118 N. PLUM

BABE'S ON PLUM

PROPERTY INFORMATION

PIN # 09-01-220-014

Year Built: N/A

Square Feet: N/A

Stories: 1

Ownership: MICHAEL TODD SCHAEFFER

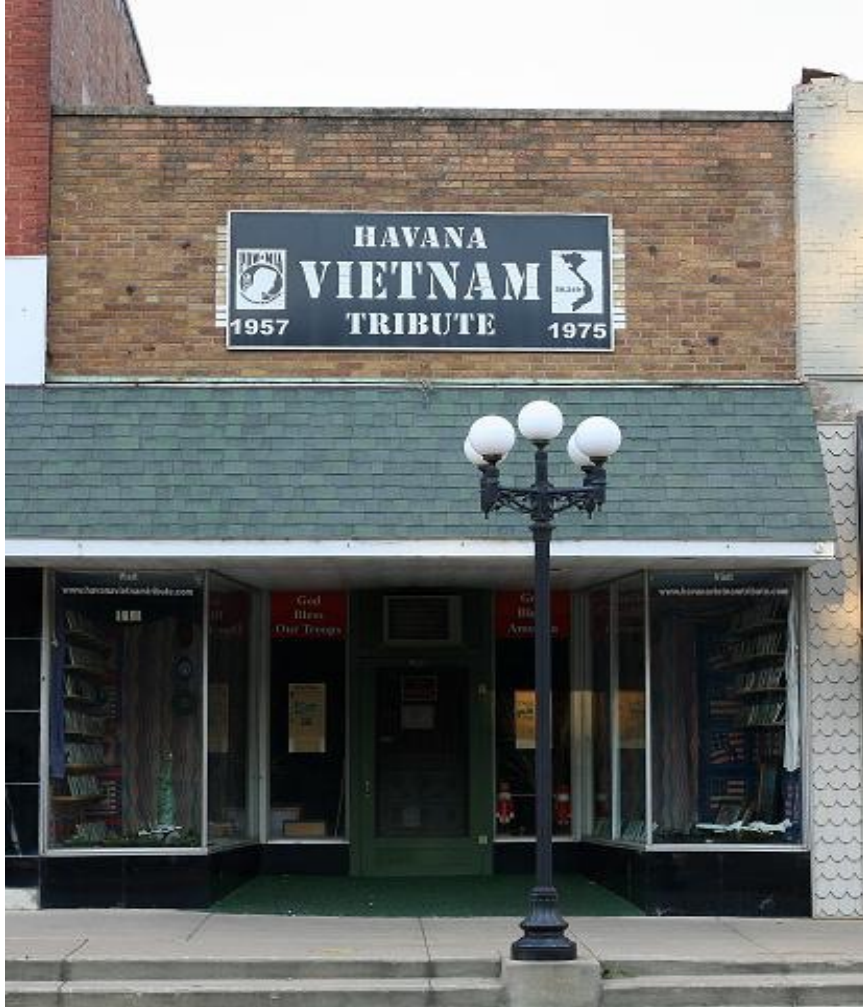
Zoning: Commercial

	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>	<i>2015</i>
Taxes	\$815.22	\$841.67	\$848.61	\$844.28	\$875.62
Valuation	\$7,047.00	\$7,047.00	\$7,047.00	\$6,927.00	\$6,854.00

	<i>Date</i>	<i>Price</i>
Last Sale	3/13/15	\$18,000.00

BUILDING CONDITION





116 N. PLUM

HAVANA VIETNAM TRIBUTE MUSEUM

PROPERTY INFORMATION

PIN # 09-01-220-016

Year Built: N/A

Square Feet: N/A

Stories: 1

Ownership: HARRY J TARVIN

Zoning: Commercial

	2011	2012	2013	2014	2015
Taxes	\$1,136.59	\$1,182.28	\$1,183.12	\$1,177.02	\$1,220.82
Valuation	\$9,825.00	\$9,825.00	\$9,825.00	\$9,657.00	\$9,556.00

Last Sale

Date *Price*





112-114 N. PLUM

VACANT

PROPERTY INFORMATION

PIN #	09-01-220-020	09-01-220-018
Year Built:	N/A	
Square Feet:	N/A	
Stories:	2	
Ownership:	RL MARTIN	HARRY J TARVIN
Zoning:	Commercial	

	2011	2012	2013	2014	2015
Taxes	\$813.15	\$839.53	\$846.41	\$842.08	\$873.32
Valuation	\$7,029.00	\$7,029.00	\$7,029.00	\$6,909.00	\$6,836.00
Taxes	\$529.13	\$550.40	\$554.89	\$547.98	\$568.38
Valuation	\$4,574.00	\$4,574.00	\$4,574.00	\$4,496.00	\$4,449.00

	<i>Date</i>	<i>Price</i>
Last Sale		

BUILDING CONDITION





106-110 N. PLUM

STAG TAP

TODD'S BARBERSHOP

PROPERTY INFORMATION

PIN #	09-01-220-042	09-01-220-040
Year Built:	N/A	
Square Feet:	N/A	
Stories:	2	
Ownership:	MICHAEL TODD SCHAEFFER	TODD MENDENHALL
Zoning:	Commercial	

	2011	2012	2013	2014	2015
Taxes	\$4,034.68	\$4,165.64	\$4,199.98	\$4,178.12	\$4,333.52
Valuation	\$34,877.00	\$34,877.00	\$34,877.00	\$34,280.00	\$33,921.00
Taxes	\$661.02	\$682.47	\$688.04	\$684.50	\$709.92
Valuation	\$5,714.00	\$5,714.00	\$5,714.00	\$5,616.00	\$5,557.00

	<i>Date</i>	<i>Price</i>
Last Sale		

BUILDING CONDITION





200-206 W. MAIN

HAVANA ANTIQUE EMPORIUM

PROPERTY INFORMATION

PIN # 09-01-220-044 09-01-220-043 09-01-220-039

Year Built: 1859

Square Feet: 7,788

Stories: 2

Ownership: MICHAEL C SCHRAMM

Zoning: Commercial

	2011	2012	2013	2014	2015
Taxes	\$851.20	\$878.81	\$886.03	\$881.46	\$914.20
Valuation	\$7,358.00	\$7,358.00	\$7,358.00	\$7,232.00	\$7,156.00
Taxes	\$642.15	\$662.99	\$668.42	\$665.00	\$689.74
Valuation	\$5,551.00	\$5,551.00	\$5,551.00	\$5,456.00	\$5,399.00
Taxes	\$348.09	\$359.38	\$362.35	\$360.54	\$373.94
Valuation	\$3,009.00	\$3,009.00	\$3,009.00	\$2,958.00	\$2,927.00

	<i>Date</i>	<i>Price</i>
Last Sale	5/27/16	\$51,500.00

BUILDING CONDITION





208-210 W. MAIN

BEER GARDEN

PROPERTY INFORMATION

PIN #	N/A
Year Built:	N/A
Square Feet:	N/A
Stories:	
Ownership:	MICHAEL TODD SCHAEFFER
Zoning:	Commercial

	2011	2012	2013	2014	2015
Taxes					
Valuation					
Taxes					
Valuation					
	Date	Price			
Last Sale					



212 W. MAIN

THE MAIN ROOM

PROPERTY INFORMATION

PIN # 09-01-220-033

Year Built: 1909

Square Feet: 3,888

Stories: 2

Ownership: KELLI SCHAEFFER

Zoning: Commercial

	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>	<i>2015</i>
Taxes	\$912.05	\$941.65	\$949.44	\$944.46	\$979.62
Valuation	\$7,884.00	\$7,884.00	\$7,884.00	\$7,749.00	\$7,668.00

	<i>Date</i>	<i>Price</i>
Last Sale	4/19/16	\$60,000.00

BUILDING CONDITION





214 W. MAIN

CHINATOWN

PROPERTY INFORMATION

PIN # 09-01-220-032

Year Built: N/A

Square Feet: N/A

Stories: 2

Ownership: XIANG FENG ZHENG

Zoning: Commercial

	2011	2012	2013	2014	2015
Taxes	\$971.26	\$1,002.79	\$1,011.02	\$1,005.78	\$1,043.24
Valuation	\$8,396.00	\$8,396.00	\$8,396.00	\$8,252.00	\$8,166.00

	<i>Date</i>	<i>Price</i>
Last Sale	6/14/16	\$26,000.00

BUILDING CONDITION





216 W. MAIN

HAVANA OUTDOORS

PROPERTY INFORMATION

PIN # 09-01-220-031

Year Built: N/A

Square Feet: N/A

Stories: 2

Ownership: JAN SAMPSON

Zoning: Commercial

	2011	2012	2013	2014	2015
Taxes	\$691.32	\$713.77	\$719.70	\$715.94	\$742.50
Valuation	\$5,976.00	\$5,976.00	\$5,976.00	\$5,874.00	\$5,812.00

	Date	Price
Last Sale	7/10/15	\$27,000.00





218-220 W. MAIN

ANGEL ACCOUNTING

RIVER'S EDGE REALTY

PROPERTY INFORMATION

PIN # 09-01-220-030

Year Built: N/A

Square Feet: N/A

Stories: 2

Ownership: WILLIAM K ANGELL

Zoning: Commercial

	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>	<i>2015</i>
Taxes	\$1,867.71	\$1,928.34	\$1,944.26	\$1,934.16	\$2,016.12
Valuation	\$16,145.00	\$16,145.00	\$16,145.00	\$15,869.00	\$15,703.00

	<i>Date</i>	<i>Price</i>
Last Sale		

BUILDING CONDITION





222-226 W. MAIN

APPLE DUCKLING'S

MASONIC LODGE

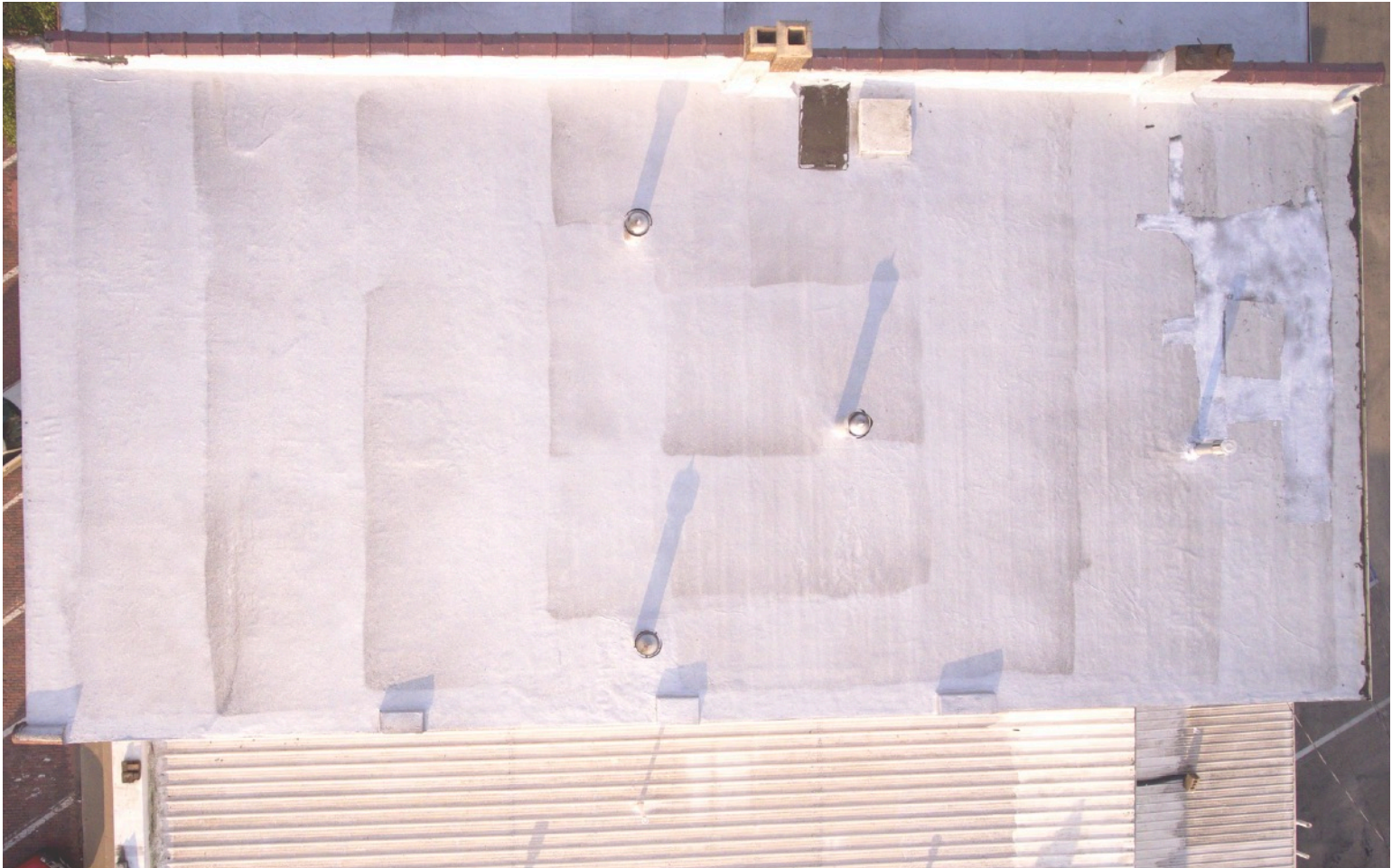
PROPERTY INFORMATION

PIN #	N/A
Year Built:	N/A
Square Feet:	N/A
Stories:	2
Ownership:	HAVANA MASONIC BLDG CORP
Zoning:	Commercial

	2011	2012	2013	2014	2015
Taxes	\$135.68	\$140.10	\$122.90	\$142.98	\$149.86
Valuation	\$9,340.00	\$9,340.00	\$9,340.00	\$9,180.00	\$9,084.00
Taxes	\$72.54	\$74.88	\$65.64	\$76.42	\$80.10
Valuation	\$5,004.00	\$5,551.00	\$5,551.00	\$4,918.00	\$4,867.00
Taxes	\$468.51	\$483.71	\$487.74	\$485.22	\$503.22
Valuation	\$4,050.00	\$4,050.00	\$4,050.00	\$3,981.00	\$3,939.00

	<i>Date</i>	<i>Price</i>
Last Sale		

BUILDING CONDITION





228 W. MAIN

ALLISON'S GIFT SHOP

PROPERTY INFORMATION

PIN # 09-01-220-026

Year Built: N/A

Square Feet: N/A

Stories: 2

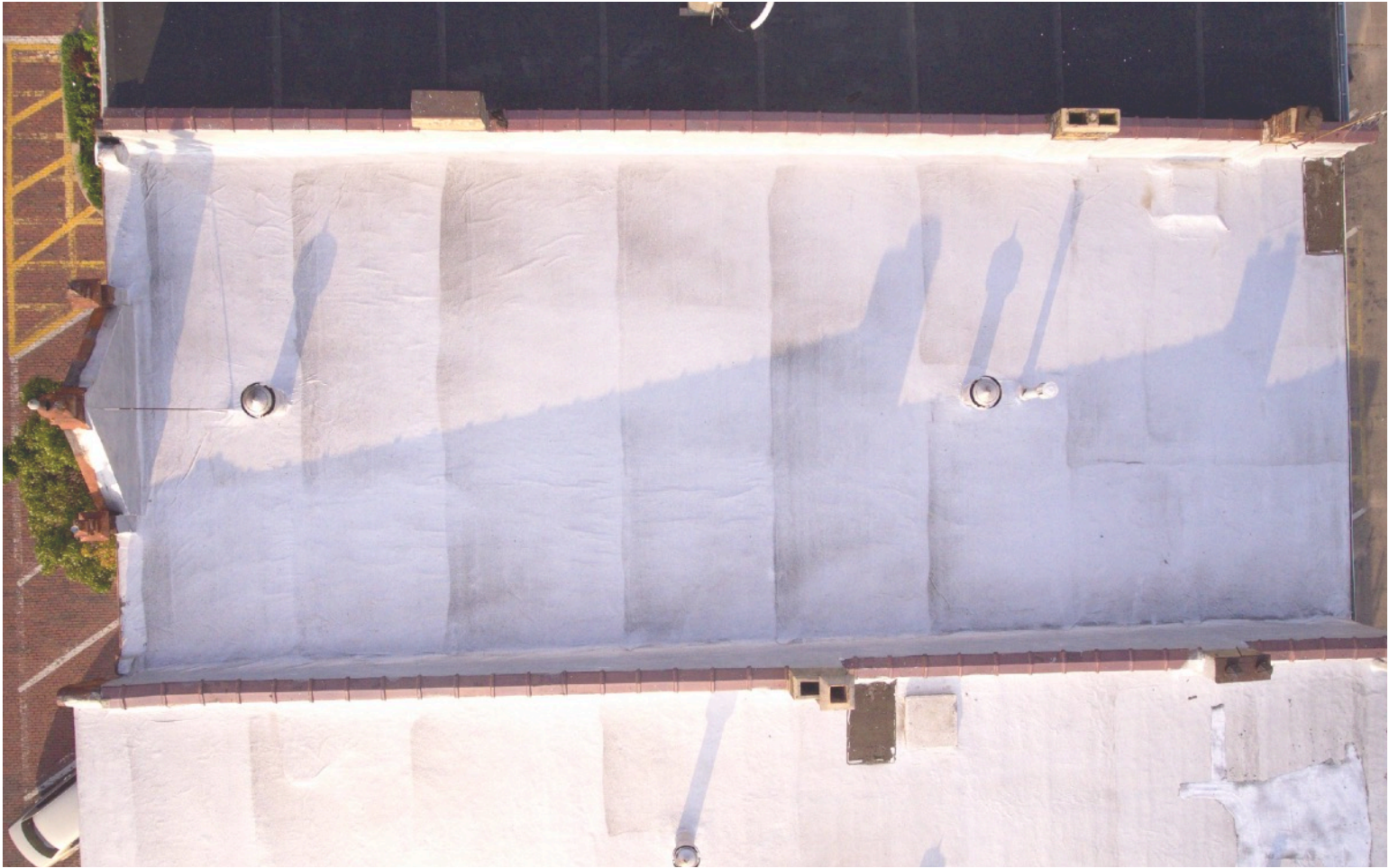
Ownership: WILLIAM E ALLISON

Zoning: Commercial

	2011	2012	2013	2014	2015
Taxes	\$781.07	\$806.43	\$813.04	\$808.94	\$838.96
Valuation	\$6,752.00	\$6,752.00	\$6,752.00	\$6,637.00	\$6,567.00

Last Sale *Date* *Price*

BUILDING CONDITION





230 W. MAIN

CAREER LINK

PROPERTY INFORMATION

PIN # 09-01-220-025

Year Built: N/A

Square Feet: N/A

Stories: 2

Ownership: ROGER B THOMSON

Zoning: Commercial

	2011	2012	2013	2014	2015
Taxes	\$1,119.91	\$1,156.27	\$1,165.82	\$1,159.84	\$1,202.92
Valuation	\$9,681.00	\$9,681.00	\$9,681.00	\$9,516.00	\$9,416.00

Last Sale *Date* *Price*

BUILDING CONDITION





300 W. MAIN

SALON 300

PROPERTY INFORMATION

PIN # 09-01-219-028

Year Built: 1919

Square Feet: 3,888

Stories: 2

Ownership: RACHEL E OPP

Zoning: Commercial

	2011	2012	2013	2014	2015
Taxes	\$970.23	\$1,001.72	\$1,010.04	\$1,004.68	\$1,042.48
Valuation	\$8,387.00	\$8,387.00	\$8,387.00	\$8,243.00	\$8,157.00

	<i>Date</i>	<i>Price</i>
Last Sale	6/14/16	\$42,000.00

BUILDING CONDITION





302 W. MAIN

H&R BLOCK

PROPERTY INFORMATION

PIN # 09-01-219-027

Year Built: N/A

Square Feet: N/A

Stories: 1

Ownership: KRISTI CRIDER

Zoning: Commercial

	2011	2012	2013	2014	2015
Taxes	\$700.67	\$728.85	\$761.24	\$725.56	\$785.17
Valuation	\$6,057.00	\$6,057.00	\$6,057.00	\$5,953.00	\$5,891.00

	<i>Date</i>	<i>Price</i>
Last Sale	5/4/07	\$13,500.00

BUILDING CONDITION





306 W. MAIN

HAVANA OUTDOORS

PROPERTY INFORMATION

PIN # 09-01-219-026

Year Built: N/A

Square Feet: N/A

Stories: 1

Ownership: JAN SIMPSON

Zoning: Commercial

	2011	2012	2013	2014	2015
Taxes	\$2,232.22	\$2,331.96	\$2,458.27	\$2,410.97	\$2,397.54
Valuation	\$19,296.00	\$19,296.00	\$19,296.00	\$18,966.00	\$18,767.00

	Date	Price
Last Sale	2/26/16	\$20,000.00

BUILDING CONDITION





312 W. MAIN

STINAUER FAMILY DENTISTRY

PROPERTY INFORMATION

PIN # 09-01-219-019

Year Built: N/A

Square Feet: N/A

Stories: 1

Ownership: ROBERT STINAUER

Zoning: Commercial

	2011	2012	2013	2014	2015
Taxes	\$890.65	\$919.54	\$927.11	\$922.28	\$956.62
Valuation	\$7,699.00	\$7,699.00	\$7,699.00	\$7,567.00	\$7,488.00

Last Sale

Date	Price
------	-------

BUILDING CONDITION





314 W. MAIN

BLEEM FAMILY CHIROPRACTIC

PROPERTY INFORMATION

PIN # 09-01-219-018

Year Built: N/A

Square Feet: N/A

Stories: 1

Ownership: RENOLD B BLEEM

Zoning: Commercial

	2011	2012	2013	2014	2015
Taxes	\$906.83	\$936.27	\$944.05	\$946.14	\$974.00
Valuation	\$7,839.00	\$7,839.00	\$7,839.00	\$7,705.00	\$7,624.00

Last Sale

Date	Price
------	-------

BUILDING CONDITION





316-318 W. MAIN

TRIXIE'S PRIMITIVE CAFE & COLLECTIBLES

PROPERTY INFORMATION

PIN # 09-01-219-018

Year Built: 1900

Square Feet: 4,144

Stories: 1

Ownership: MICHAEL MOORE

Zoning: Commercial

	2011	2012	2013	2014	2015
Taxes	\$1,464.32	\$1,511.86	\$1,524.26	\$1,565.34	\$1,584.58
Valuation	\$12,658.00	\$12,658.00	\$12,658.00	\$12,441.00	\$12,311.00
Taxes	\$828.65	\$855.54	\$862.61	\$858.18	\$896.74
Valuation	\$7,163.00	\$7,163.00	\$7,163.00	\$7,041.00	\$6,967.00

	Date	Price		
Last Sale	4/7/04	\$70,000.00	For Sale	\$139,000

BUILDING CONDITION





324-328 W. MAIN

SMITH ATTORNEY AT LAW

GIFTS FROM THE HEART

PROPERTY INFORMATION

PIN # 09-01-219-014 09-01-219-013 09-01-219-012

Year Built: N/A

Square Feet: N/A

Stories: 1

Ownership: DONALD C QUINONES

Zoning: Commercial

	2011	2012	2013	2014	2015
Taxes	\$626.35	\$641.86	\$647.19	\$643.78	\$667.76
Valuation	\$5,374.00	\$5,374.00	\$5,374.00	\$5,282.00	\$5,227.00
Taxes	\$954.41	\$978.08	\$986.11	\$981.04	\$1,017.56
Valuation	\$8,189.00	\$8,189.00	\$8,189.00	\$8,049.00	\$7,965.00
Taxes	\$987.41	\$1,011.87	\$1,020.22	\$1,014.92	\$1,052.68
Valuation	\$8,472.00	\$8,472.00	\$8,472.00	\$8,327.00	\$8,240.00

Last Sale *Date* *Price*

BUILDING CONDITION





329 W. MAIN

VERIZON WIRELESS

PROPERTY INFORMATION

PIN # 09-01-225-001

Year Built: N/A

Square Feet: N/A

Stories: 1

Ownership: HAVANA NATIONAL BANK

Zoning: Commercial

	2011	2012	2013	2014	2015
Taxes	\$7,559.65	\$7,805.03	\$7,869.34	\$7,828.48	\$8,119.60
Valuation	\$65,348.00	\$65,348.00	\$65,348.00	\$64,230.00	\$63,557.00

Last Sale

Date	Price
------	-------



321-323 W. MAIN

ILLINOIS DEPARTMENT OF HUMAN SERVICES

PROPERTY INFORMATION

PIN # 09-01-225-003 09-01-225-002

Year Built: N/A

Square Feet: N/A

Stories: 1

Ownership: BRENDA WOLTERS

Zoning: Commercial

	2011	2012	2013	2014	2015
Taxes	\$2,156.34	\$2,226.32	\$2,244.66	\$2,233.00	\$2,316.04
Valuation	\$18,640.00	\$18,640.00	\$18,640.00	\$18,321.00	\$18,129.00
Taxes	\$1,636.24	\$1,689.33	\$1,703.33	\$1,694.40	\$1,757.50
Valuation	\$14,144.00	\$14,144.00	\$14,144.00	\$13,902.00	\$13,757.00

Last Sale *Date* *Price*

BUILDING CONDITION





317 W. MAIN

PRIVATE RESIDENCE

PROPERTY INFORMATION

PIN # 09-01-225-004

Year Built: N/A

Square Feet: N/A

Stories: 1

Ownership: ANTHONY D DAVENPORT

Zoning: Residential

	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>	<i>2015</i>
Taxes	\$3,173.76	\$3,276.79	\$3,158.69	\$613.92	\$628.68
Valuation	\$37,435.00	\$37,435.00	\$37,435.00	\$5,037.00	\$4,921.00

	<i>Date</i>	<i>Price</i>
Last Sale	3/5/14	\$35,000.00

BUILDING CONDITION





311 W. MAIN

REDMOND'S FURNITURE & FLOOR COVERING

PROPERTY INFORMATION

PIN # 09-01-219-018

Year Built: N/A

Square Feet: N/A

Stories: 2

Ownership: CHARLES E REDMOND

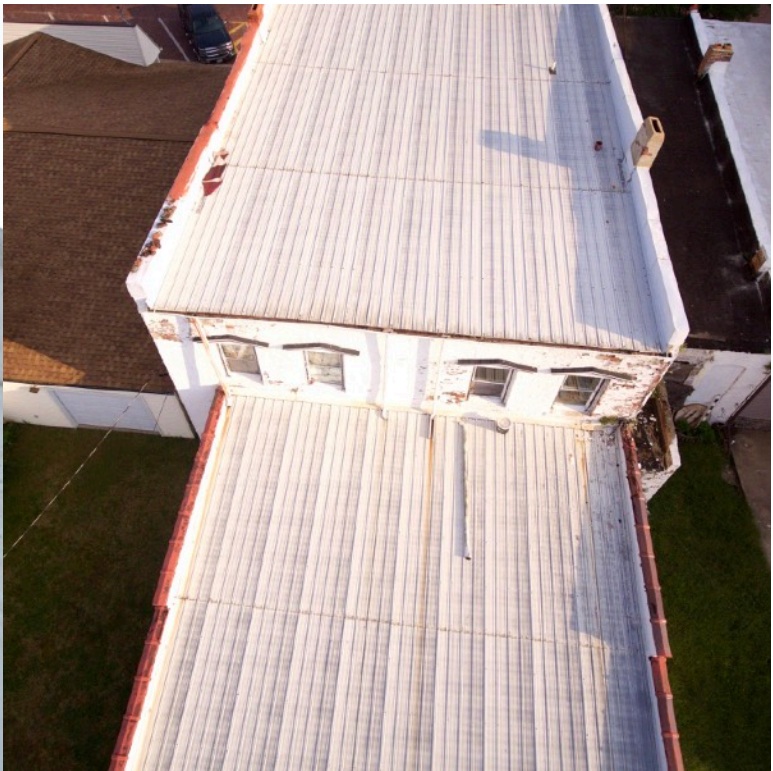
Zoning: Commercial

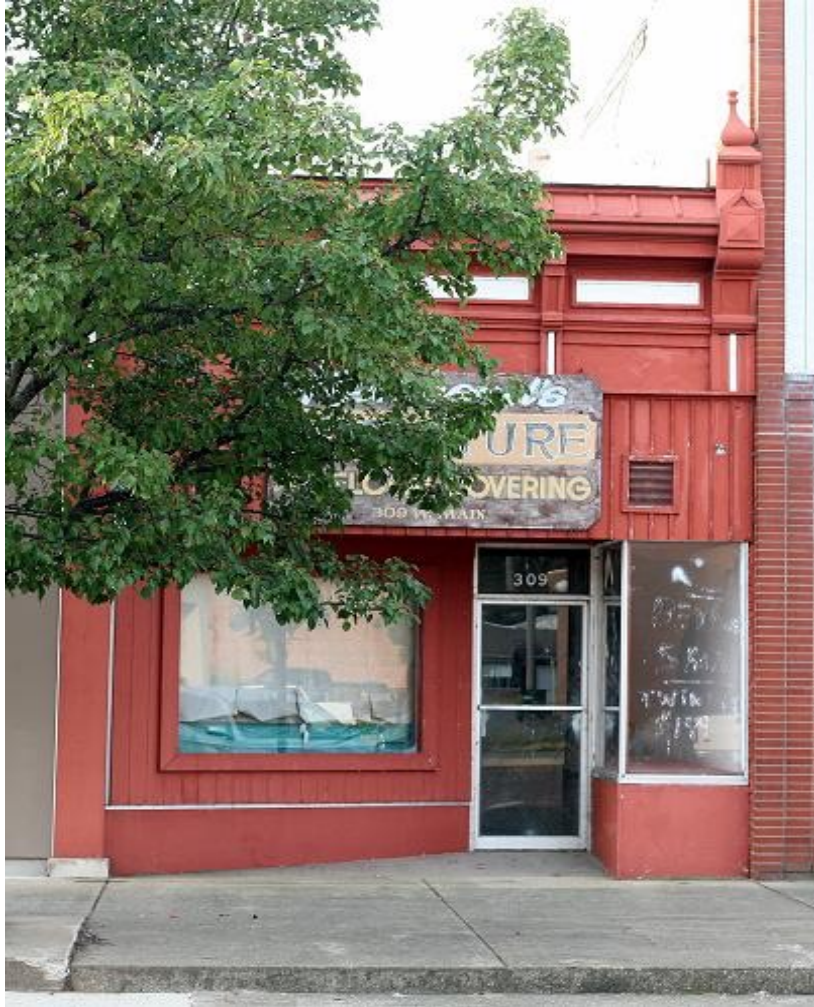
	2011	2012	2013	2014	2015
Taxes	\$1,807.90	\$1,924.58	\$1,996.65	\$1,958.41	\$1,941.86
Valuation	\$15,628.00	\$15,628.00	\$15,628.00	\$15,361.00	\$15,200.00

Last Sale

Date *Price*

BUILDING CONDITION





309 W. MAIN

REDMOND'S FURNITURE & FLOOR COVERING

PROPERTY INFORMATION

PIN # 09-01-225-007

Year Built: N/A

Square Feet: N/A

Stories: 1

Ownership: CHARLES E REDMOND

Zoning: Commercial

	2011	2012	2013	2014	2015
Taxes	\$628.52	\$688.64	\$713.74	\$700.38	\$675.06
Valuation	\$5,433.00	\$5,433.00	\$5,433.00	\$5,340.00	\$5,284.00

Last Sale *Date* *Price*

BUILDING CONDITION





305-307 W. MAIN

MA'S GOT'A NOTION

PROPERTY INFORMATION

PIN # 09-01-225-009 09-01-225-008

Year Built: N/A

Square Feet: N/A

Stories: 1.5 1

Ownership: DONALD L SCHAEFFER

Zoning: Commercial

	2011	2012	2013	2014	2015
Taxes	\$1,256.33	\$1,297.10	\$1,307.77	\$1,300.98	\$1,349.34
Valuation	\$10,860.00	\$10,860.00	\$10,860.00	\$10,674.00	\$10,562.00
Taxes	\$348.45	\$359.75	\$362.72	\$360.78	\$374.20
Valuation	\$3,012.00	\$3,012.00	\$3,012.00	\$2,960.00	\$2,929.00

	<i>Date</i>	<i>Price</i>
Last Sale	10/5/09	\$32,000.00

BUILDING CONDITION





301-303 W. MAIN

OCCASIONS

ROBERTS FAMILY CHIROPRACTIC

PROPERTY INFORMATION

PIN #	09-01-225-010				
Year Built:	N/A				
Square Feet:	N/A				
Stories:	2				
Ownership:	DALE A ROBERTS				
Zoning:	Commercial				
	2011	2012	2013	2014	2015
Taxes	\$833.81	\$867.28	\$861.49	\$856.96	\$888.92
Valuation	\$7,154.00	\$7,154.00	\$7,154.00	\$7,031.00	\$6,958.00
	Date	Price			
Last Sale					

BUILDING CONDITION





227 W. MAIN

CITY HALL

PROPERTY INFORMATION

PIN # 09-01-226-001

Year Built: N/A

Square Feet: N/A

Stories: 2

Ownership: CITY OF HAVANA

Zoning: Commercial

	2011	2012	2013	2014	2015
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Taxes
Valuation

	Date	Price
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Last Sale

BUILDING CONDITION





223-225 W. MAIN

LAW FORD THEATER

HEADQUARTERS BARBERSHOP

PROPERTY INFORMATION

PIN # 09-01-226-002

Year Built: N/A

Square Feet: N/A

Stories: 2

Ownership: FRANK L MCCARTHY

Zoning: Commercial

	2011	2012	2013	2014	2015
Taxes	\$931.26	\$961.48	\$969.45	\$964.46	\$1,000.18
Valuation	\$8,050.00	\$8,050.00	\$8,050.00	\$7,913.00	\$7,829.00

Last Sale *Date* *Price*

BUILDING CONDITION





219-221 W. MAIN

THE NEVERENDING STORY

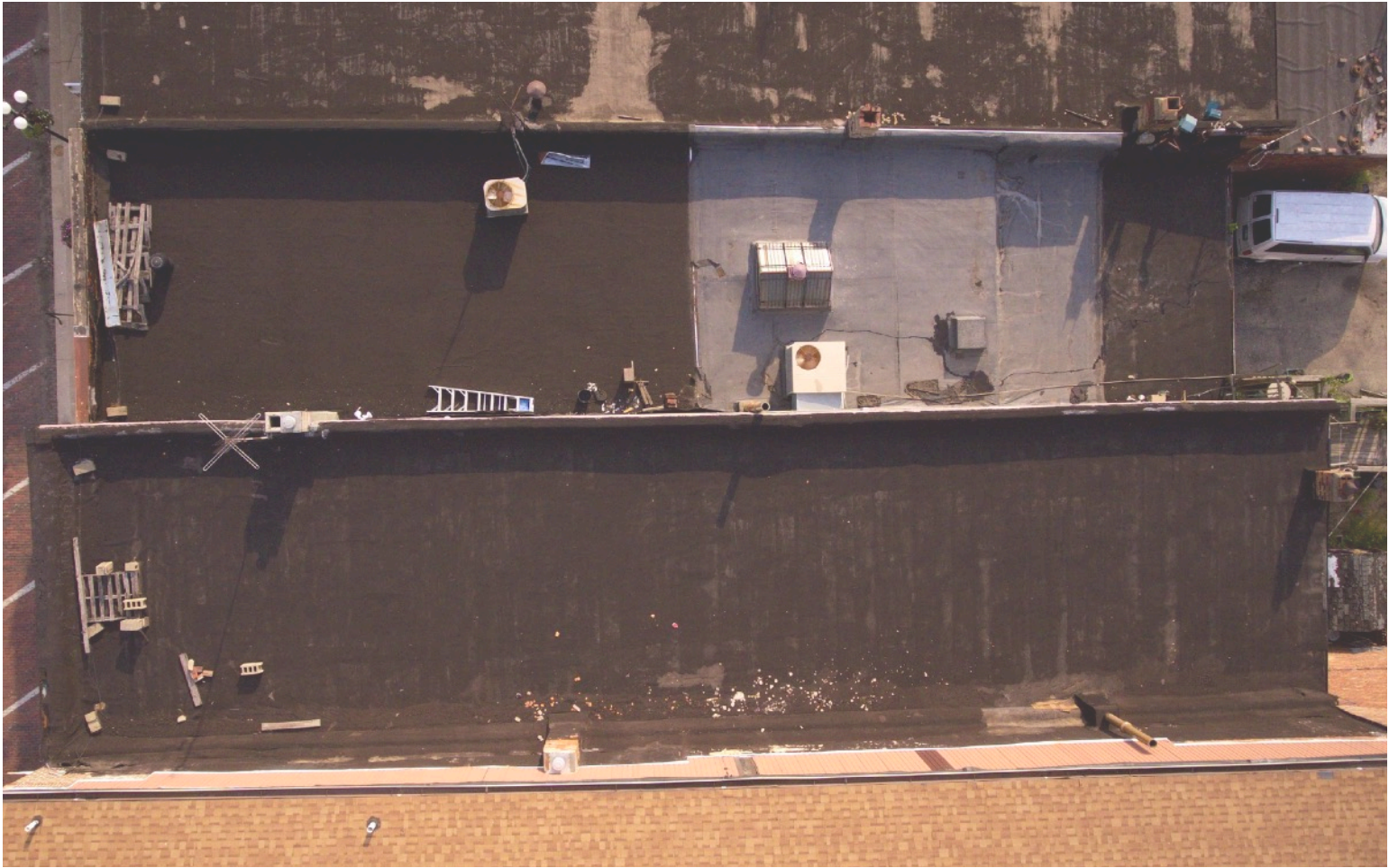
PROPERTY INFORMATION

PIN #	09-01-226-004	09-01-226-003
Year Built:	N/A	
Square Feet:	N/A	
Stories:	1	2
Ownership:	LYNNETTE COOTS	DANIEL PITCHER
Zoning:	Commercial	

	2011	2012	2013	2014	2015
Taxes	\$1,324.70	\$1,367.67	\$1,378.89	\$1,371.78	\$889.42
Valuation	\$11,451.00	\$11,451.00	\$11,451.00	\$11,255.00	\$6,962.00
Taxes	\$1,540.77	\$874.18	\$254.53	\$254.86	\$ -
Valuation	\$13,319.00	\$13,319.00	\$13,319.00	\$13,091.00	\$8,912.00

	Date	Price
Last Sale		

BUILDING CONDITION





217 W. MAIN

TREASURE BUDDIES

PROPERTY INFORMATION

PIN # 09-01-226-005

Year Built: N/A

Square Feet: N/A

Stories: 1

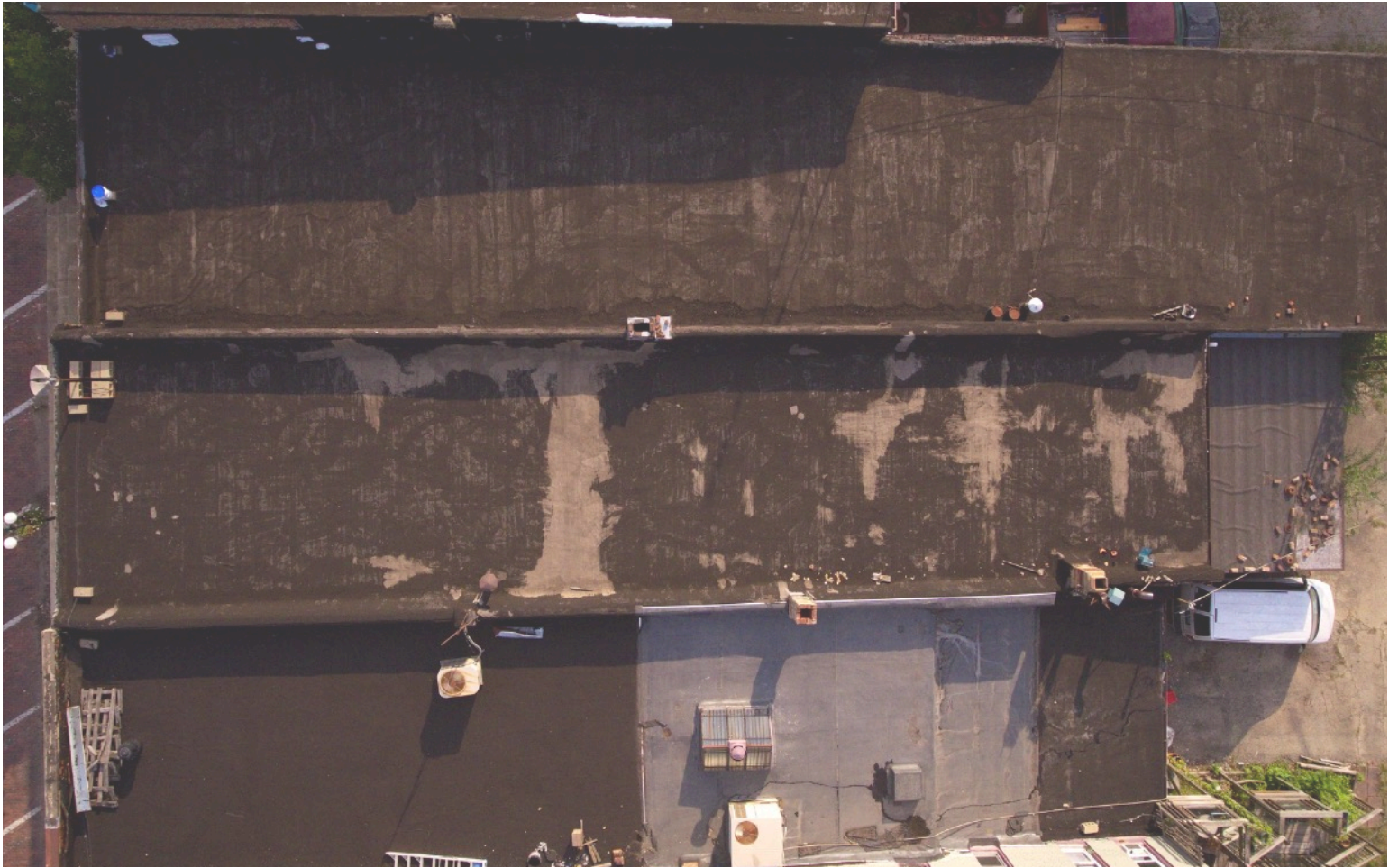
Ownership: RICKY COX

Zoning: Commercial

	2011	2012	2013	2014	2015
Taxes	\$1,657.73	\$1,711.54	\$1,725.67	\$1,716.72	\$1,780.50
Valuation	\$14,330.00	\$14,330.00	\$14,330.00	\$14,085.00	\$13,937.00

Last Sale *Date* *Price*

BUILDING CONDITION





215 W. MAIN

LITTLE BIT OF EVERYTHING CANDY & MORE

PROPERTY INFORMATION

PIN # 09-01-226-006

Year Built: N/A

Square Feet: N/A

Stories: 1

Ownership: JEFFREY D DUEL

Zoning: Commercial

	2011	2012	2013	2014	2015
Taxes	\$1,654.39	\$1,708.08	\$1,722.11	\$1,713.18	\$1,776.92
Valuation	\$14,301.00	\$14,301.00	\$14,301.00	\$14,056.00	\$13,909.00

	Date	Price
Last Sale	8/19/05	\$16,000.00

BUILDING CONDITION





213 W. MAIN

PRIVATE RESIDENCE

PROPERTY INFORMATION

PIN #	09-01-226-007
Year Built:	N/A
Square Feet:	N/A
Stories:	1
Ownership:	JEFFREY D DUEL
Zoning:	Commercial

	2011	2012	2013	2014	2015
Taxes	\$1,313.33	\$1,355.97	\$1,367.13	\$1,360.08	\$1,410.66
Valuation	\$11,353.00	\$11,353.00	\$11,353.00	\$11,159.00	\$11,042.00
Last Sale	Date	Price			





207 W. MAIN

ACE HARDWARE

PROPERTY INFORMATION

PIN # 09-01-226-011

Year Built: N/A

Square Feet: N/A

Stories: 1

Ownership: BISHOP HARDWARE & SUPPLY

Zoning: Commercial

	2011	2012	2013	2014	2015
Taxes	\$3,737.14	\$3,858.45	\$3,890.26	\$3,870.00	\$4,013.88
Valuation	\$32,305.00	\$32,305.00	\$32,305.00	\$31,752.00	\$31,419.00

Last Sale

Date	Price
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BUILDING CONDITION





201 W. MAIN

WOLTERS DRUG STORE

PROPERTY INFORMATION

PIN # 09-01-226-014

Year Built: N/A

Square Feet: N/A

Stories: 2

Ownership: BRENDA WOLTERS

Zoning: Commercial

	2011	2012	2013	2014	2015
Taxes	\$2,325.92	\$2,401.42	\$2,421.20	\$2,408.64	\$2,498.22
Valuation	\$20,106.00	\$20,106.00	\$20,106.00	\$19,762.00	\$19,555.00

Last Sale *Date* *Price*

BUILDING CONDITION





VIEW OF NORTH SIDE, LOOKING EAST

